

Marmaduke Street, Spennymoor, DL16 6DN
3 Bed - House - Detached
Starting Bid £90,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

For sale by Modern Method of Auction: Starting Bid Price £90,000 Plus Reservation Fee.

Robinsons along with I AM SOLD, are delighted to offer to the market the superb opportunity to acquire a good sized three bedroomed detached property which comes with a large garden / lock-up unit. The property itself has a huge amount of potential and could be extended to meet any buyers needs, the plot would also be big enough to built another dwelling subject to the correct planning permissions. Located within a few minutes walk of Spennymoor Town Centre, local shops, schools and amenities, ideal for the commuter traveling to nearby Durham City, Darlington and Teesside, the A1 and A19 are in close proximity providing good road links to other parts of the region.

The current property comprises of entrance hallway, lounge, dining room, kitchen, first floor landing, three bedrooms and bathroom. Externally to the front elevation is a easy to maintain garden which leads to the huge lock up. To the rear is large garden which wraps around the side of the property. Only by internal inspection can you fully appreciate the potential this property/plot has to offer.

This property is for sale by The Great North Property Auction powered by iam-sold Ltd.

* For Sale by Auction – T & C's apply * Subject to an undisclosed Reserve Price

* Reservation Fees Applicable * The Modern Method of Auction

EPC Rating E
Council Tax Band C

Hallway

Storage cupboard, stairs to the first floor, radiator.

Lounge

12'3 x 11'7 + bay (3.73m x 3.53m + bay)
UPVC bay window, radiator.

Dining Room

11'7 x 9'8 (3.53m x 2.95m)
UPVC window, radiator.

Kitchen

18'8 x 5'5 (5.69m x 1.65m)
Wall and base units, stainless steel sink with drainer, uPVC window, radiator, plumbed for washing machine.

Utility

5'1 x 4'1 (1.55m x 1.24m)
Radiator, tiled splashbacks.

Landing

Bedroom One

11'7 x 9'8 max points (3.53m x 2.95m max points)
UPVC window, radiator.

Bedroom Two

11'1 x 9'5 (3.38m x 2.87m)
UPVC window, radiator.

Bedroom Three

9'3 x 7'7 (2.82m x 2.31m)
UPVC window, radiator.

Bathroom

Bath with shower over, w/c, wash hand basin, uPVC window, tiled splashbacks.

Externally

To the front elevation, there is an easy to maintain forecourt and driveway which leads to a rear garden and outbuilding.

Outbuilding

30'4 x 29'7 (9.25m x 9.02m)
Power and lighting.

Agent Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Ultra-fast 9000Mbps

Mobile Signal/Coverage: Average

Tenure: Freehold

Council Tax: Durham County Council, Band C - Approx. £2,170.51 p.a

Energy Rating: E

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

Auction Terms/Conditions

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT.

This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

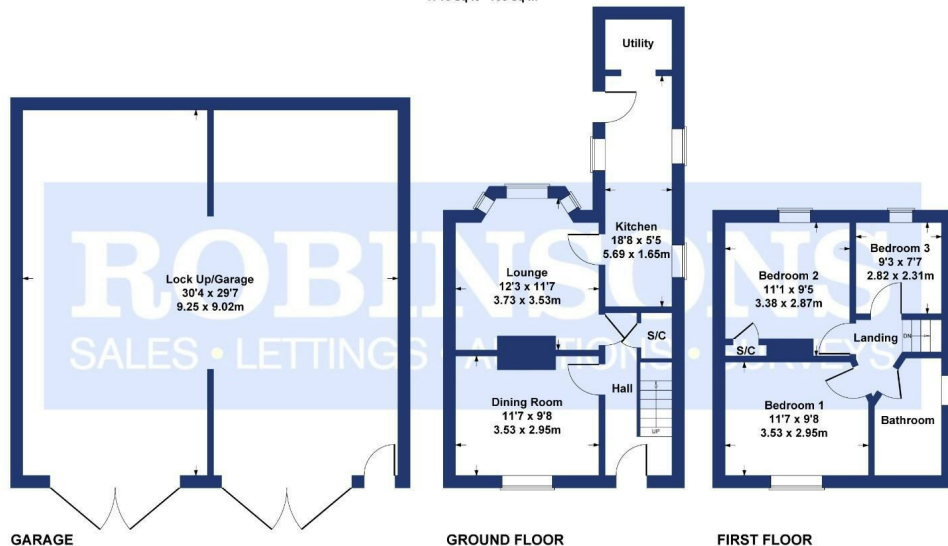
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Marmaduke Street

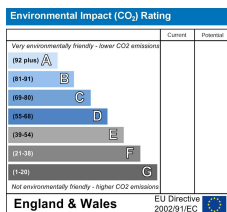
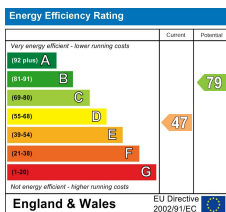
Approximate Gross Internal Area
1715 sq ft - 159 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE

19A old Elvet
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET

45 Front Street
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

BISHOP AUCKLAND

120 Newgate Street
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

CROOK

Royal Corner
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

SPENNYMOOR

11 Cheapside
DH16 6QE

T: 01388 420444

E: info@robinsonsspennymoor.co.uk

SEDFIELD

3 High Street
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

WYNYARD

The Wynd
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

11 Cheapside, Spennymoor, DL16 6QE | Tel: 01388 420444 | info@robinsonsspennymoor.co.uk
www.robinsonsestateagents.co.uk